



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 22, 2018
AGENDA DATE: March 1, 2018
PROJECT: Growth Management Program—Annual Allocation of Unused, Withdrawn, or Expired Small Addition Square Footage
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Debra Andaloro, Principal Planner *DA*
Adam Nares, GIS Technician *AN*

PURPOSE OF MEETING

The purpose of the meeting is for the Planning Commission to decide whether unallocated (unused, expired or withdrawn) Small Addition square footage from the calendar year 2017 should roll over to the Small Addition or Community Benefit categories. The total square footage for consideration that was not allocated in 2017 is **12,316**.

Council Resolution 13-010, sets out the administrative procedures for implementing the Growth Management Program and allocating square footage. The procedures specify that the Planning Commission shall decide annually whether unallocated Small Addition square footage rolls over to the Small Addition or Community Benefit categories. Per Council Resolution 13-010, Staff anticipates annual meetings to decide where to allocate unused, expired or withdrawn square feet from the Small Addition category from the previous calendar year.

SMALL ADDITION

SBMC §30.170.010 and SBMC §28.85.020 limit Small Addition square footage to 400,000 starting in the year 2013 and ending December 31, 2033. In order to regulate the pace of growth, allocations from the Small Addition category are limited to 20,000 square feet annually with the potential for unallocated Small Addition square footage to roll over, increasing the amount of square footage that could be allocated in the following year for Small Additions or to be added to the Community Benefit category.

All legal lots that existed as of December 6, 1989 can be allocated up to 1,000 square feet from the Minor Addition category as defined by SBMC §30.170.010 and SBMC §28.85.020. Only legal lots that are located within the Downtown Development Area and Airport Development Area can apply for square footage from the Small Addition category. Within the Downtown Development Area and Airport Development Area, a project can be allocated up to 2,000 square feet per legal lot from the Small Additions category for a cumulative total of 3,000 square feet per legal lot if combined with a 1,000 square feet from the Minor Addition category. Once Small Addition square footage reaches a cumulative

Planning Commission Staff Report

Growth Management Program Allocation of Unused Withdrawn or Expired Small Addition Square Footage

February 22, 2018

Page 2

total on a lot of 2,000 square feet (beyond 1,000 sq. ft. of Minor Additions), no additional Small Addition square footage can be allocated to that lot.

The following table shows allocated Small Addition square footage per project for 2017 and their status as of February 2017.

2017 Small Addition Square Footage Allocations by Project

Case Number	Address	Square Footage Allocated	Status	Notes
MST2016-00078	219 E HALEY ST	1,018	Pending	Allocated in 2017
MST2017-00015	1624 BATH ST	720	Occupied	
MST2017-00146	2017 BATH ST	260	Pending Appeal	
MST2016-00508	401 & 409 E HALEY STREET	1,605	Pending	Allocated in 2017
MST2017-00151	517 CHAPALA ST	4,000	Pending	Two lots
MST2017-00511	812 JENNINGS AVE	81	Approved	
	Total Allocated in 2017:	7,684		
	Total Unallocated in 2017:	12,316		
Running Total of Small Addition Square Footage				
	Total Originally Allocated in 2013	400,000		
	Total Allocated 2013-2016	-31,799		
	Total unallocated/expired & sent to Community Benefit category in 2014 through 2016	-48,201		
	Total Allocated in 2017:	-7,684		
	Total Unallocated in 2017:	-12,316		
	Total Remaining for allocation through 2033:	300,000		

COMMUNITY BENEFIT

Community Benefit Projects may be designated by Council as a Community Priority, Economic Development, or New Vehicle Sales Project. The total square footage available for Community Benefit Projects from 2013 until 2033 or until the bank is exhausted is 648,201 square feet, of which 174,954 square feet has been allocated, leaving 473,247 square feet remaining. This square footage includes the original 600,000 square foot allocation in 2013. During calendar years 2014 through 2016, the Planning Commission also assigned 48,201 of unallocated Small Addition square feet to the Community Benefit Project category. The categories of Community Benefit Projects are defined below per SBMC §30.170.010 and SBMC §28.85.020, which also specifies the designation process.

Community Priority

SBMC §30.170.010 and SBMC §28.85.020 define a Community Priority Project as follows: “A Community Priority Project is a project that has a broad public benefit, is not principally operated for private profit, and is necessary to meet a present or projected need directly related to public health, safety or general welfare (e.g., museums, childcare facilities, health clinics).”

Economic Development

SBMC §30.170.010 and SBMC §28.85.020 define an Economic Development Project as follows: “An Economic Development Project is a project that is consistent with the City Charter, General Plan and this Title, will enhance the standard of living for City and South Coast residents, and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. An Economic Development Project should also accomplish one or more of the following:

- a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or
- b. Provide new recreational, educational, or cultural opportunities for City residents and visitors; or
- c. Provide products or services which are currently not available or are in limited supply either locally or regionally; or
- d. Support a small and local business in the Santa Barbara community which is being started, maintained, relocated, redeveloped or expanded.

For purposes of this Section, "standard of living" is defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts.”

New Vehicle Sales Project

SBMC §30.170.010 defines a New Vehicle Sales Project as follows: “A New Vehicle Sales Project is a project within the Auto Commercial and Services (ACS) Overlay Zone that proposes a project involving new vehicle sales, rental and leasing as allowed in Chapter 30.45, Auto Commercial and Services (ACS) Overlay Zone.” This category of Community Benefit Projects is only available outside of the Coastal Zone.

The following table shows allocated Community Benefit Project square footage per project for 2013 through 2017 and project status as of February 2018.

Planning Commission Staff Report

Growth Management Program Allocation of Unused Withdrawn or Expired Small Addition Square Footage

February 22, 2018

Page 4

2013-2017 Community Benefit Square Footage Allocations by Project

Case Number	Address	Square Footage Allocated	Status	Notes
MST2013-00237	1130 State St – Santa Barbara Museum of Art	8,990	Approved	Community Priority – 10/29/2013
MST2014-00515	400 Hitchcock Way – Tesla Motors	9,700	Approved	New Vehicle Sales/– 12/16/2014
MST2014-00619	6100 Hollister Ave – Direct Relief	110,000	Pending	Community Priority – January 2015
MST2015-00603	402 S Hope Ave – Santa Barbara Auto Group	4,257	Approved	New Vehicle Sales/– January 2016
MST2015-00090	350 Hitchcock Way - Dealership	39,000	Building Permit Issued	New Vehicle Sales/– June 2015
MST2016-00474	35 Anacapa St – Art Museum	3,007	Pending	Community Priority – December 2016
	Total Allocated:	174,954		As of Feb 2018
Running Total of Community Benefit Square Footage				
	Total Originally Allocated in 2013	600,000		
	Total Received from unallocated Small Additions in 2014 through 2016	+48,201		
	Total Allocated as of Feb 2018	-174,954		As of Feb 2018
	Total Remaining for Allocation	473,247		As of Feb 2018

NEXT STEPS

Following Planning Commission review and decision, the unallocated 12,316 square feet will be available as Small Addition or Community Benefit square footage. If there is any unallocated square footage from 2018, a similar meeting will take place in early 2019.